

## Mansion / Manor House for Sale to Piana Crixia



### 500 square meters | Bathrooms: 6 | Bedrooms: 6 | Rooms: 20

Magnificent property in a private location, but convenient to services 25 minutes from the sea.

At the edge of the village there is this complex consisting of three residential units (two completely renovated recently and one renovated in all but the original floors), two barns, garage, another building currently containing boiler room, 2 rooms and oven and garden. very well with pool + other land below for a total of about 6000 square meters.

Everything kept very well with an English garden, outdoor lighting and nice details.

The housing part has been obtained in an L-shaped building and includes the three apartments: the first more recently renovated is structured on two floors: entrance from ground floor to large living room with details in stone and wood, built-in lights, large windows (all in thermal break wood) and terracotta flooring, a bathroom with shower, another room used as a study where a kitchen can be built as there are all the connections and a garage area that has been tiled and used as a gym. Access to the first floor by a very special staircase whose trumpet was created with the plasterboard that draws an oval window with mosaic: here we find two bedrooms, a wardrobe room, a bathroom with shower and the main bathroom with shower / sauna and large Jacuzzi. Here, too, conditions that can be considered new, parquet in the rooms and porcelain stoneware in the bathrooms. Second housing unit located next to the first (long side of the L) but with independent access to the rear, developed entirely on the ground floor comprising entrance hall, bedroom, pass-through lounge, large kitchen with wooden original fireplace, very nice and bathroom with shower. This part has been restructured in the plants and in the windows, but retains the original floors and the characteristic vaulted ceilings. The third housing unit is located on the first floor of the latter, always with independent access (it would only be disengaged with a plasterboard) and is composed as a living room with access to a terrace that runs along the entire facade, kitchen, bathroom with shower and bedroom facing the back and terrace with roof (to be arranged). This environment has been renovated with double glazed pvc fixtures, stoneware floors and excellent finishes. A former technical room and a small warehouse are still part of the building. In front of the building there is a lawn and a square with a gazebo and a table for outdoor dining. On the courtyard there are 2 other buildings, the first structured on two levels with warehouse, oven, boiler room, a room and a bathroom + part former barn and a second very large building with two blocks on two

levels and a block on a single floor. The latter can be used to create additional homes or service areas for the nearby swimming pool, located in a reserved area with a beautiful view in the middle of the green. Still boxes in the ground below. Sophisticated details, a sundial frescoed on the façade of the house, non-residential buildings that are perfectly perfect, a private location, but at the same time convenient to services. Automatic gate and video surveillance system. Already prepared to become a beautiful accommodation facility

## Property details

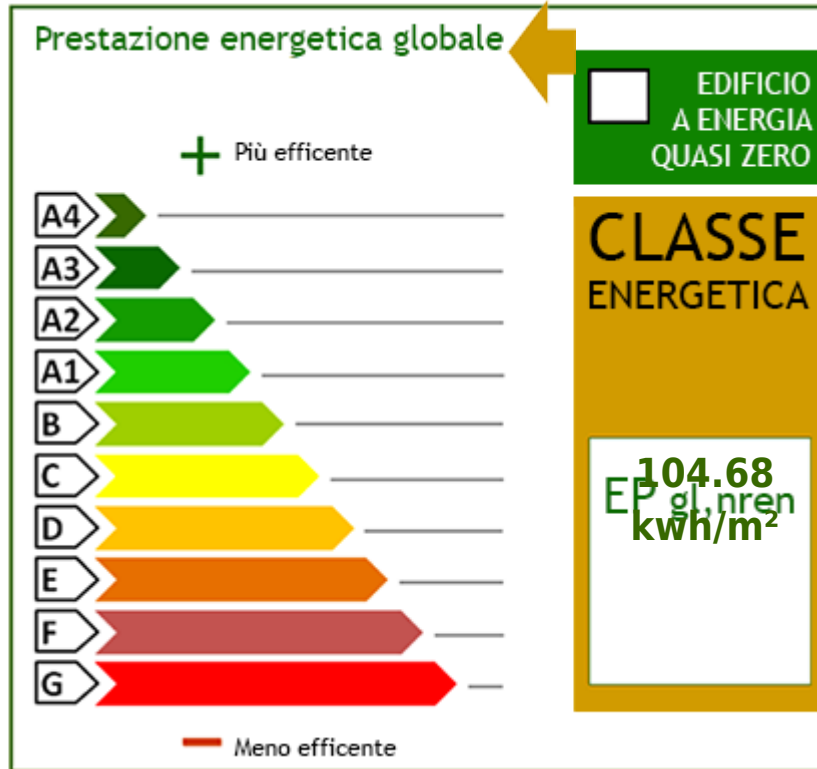
<b>Reference code:</b> 4689	<b>For Sale/For Rent:</b> Sale
<b>Type (Apartment, villa, etc):</b> Mansion / Manor House	<b>Region:</b> Liguria
<b>Province:</b> Savona	<b>Municipality:</b> Piana Crixia
<b>Price:</b> € 450.000	<b>Total sqm:</b> 500 square meters
<b>Bedrooms:</b> 6	<b>Bathrooms:</b> 6
<b>Rooms:</b> 20	<b>State of conservation:</b> Renovated
<b>Floor type:</b> Multi-story	<b>Central heating:</b> Self regulating
<b>Parking space:</b> Open	<b>Current condition:</b> Empty at time of deed
<b>Available:</b> Yes	<b>Balconies:</b> Present
<b>Garden:</b> Private, 6.000 square meters	<b>Distance to sea:</b> 30 meters
<b>Kitchen:</b> Habitable	<b>Box:</b> Double

## Features

TV antenna: Autonomous	Closet	ADSL coverage
Cellar	Fireplace	Air conditioning
Parquet	Telephone system	Electrical system: Up to code
Suspended sanitary	Jacuzzi	Shower
Wooden frames	Alarm	Blinds
Terrain type: Flat	Additional positions: Not specified	Acces
View	Water: Municipal	Sewerage: Communal
Special installations	Gas: GPL	Swimmingpool
Roof	Light	Suitable for two families
External area	Parkingspace	Garage
Flooring	Distance to sea	Distance to ski resorts
Distance to hospital	Water bath	Terrain: 6000 m <sup>2</sup>

## Nearby

Gyms	Spas	Soccerfields	Sport complexes
Tenniscourt	Cycle paths	Playgrounds	Railway station
Public transport	Kindergarden	Elementary school	Middle school
High school	Bar	Postal offices	Commercial center
Municipal offices			



Ricordiamo che le informazioni contenute nella scheda e riguardanti gli immobili proposti sono generali, non sono vincolanti e non hanno natura contrattuale

**Immobiliare IPI**

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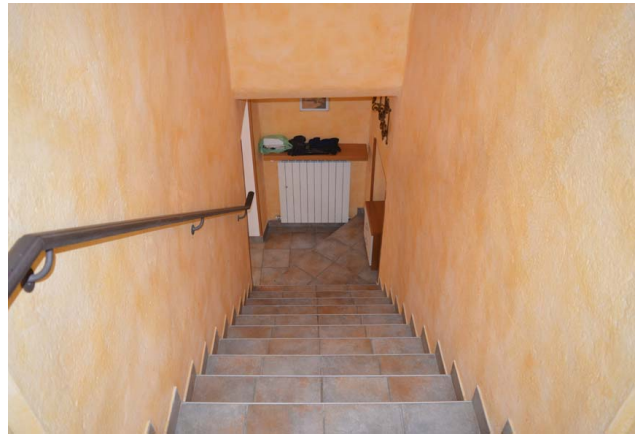
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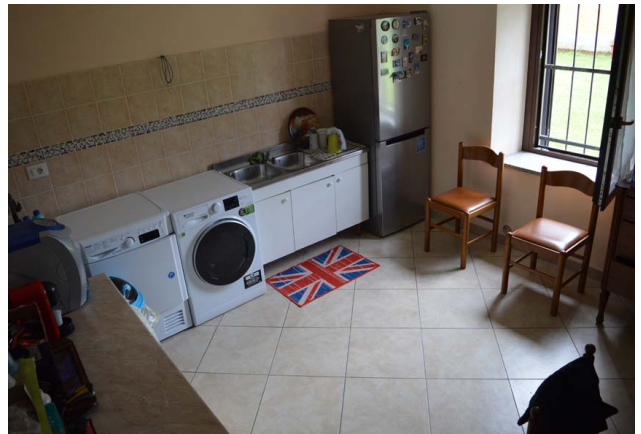
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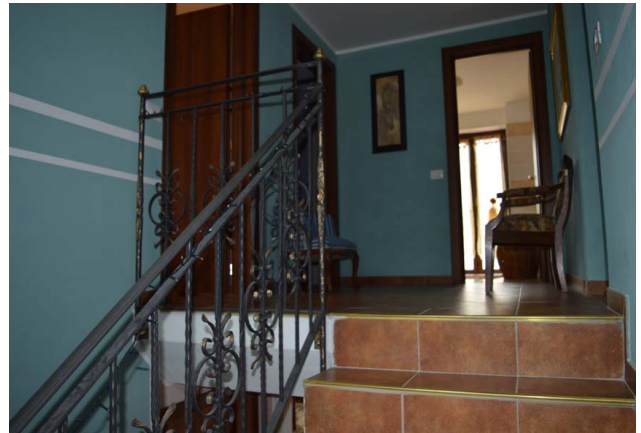
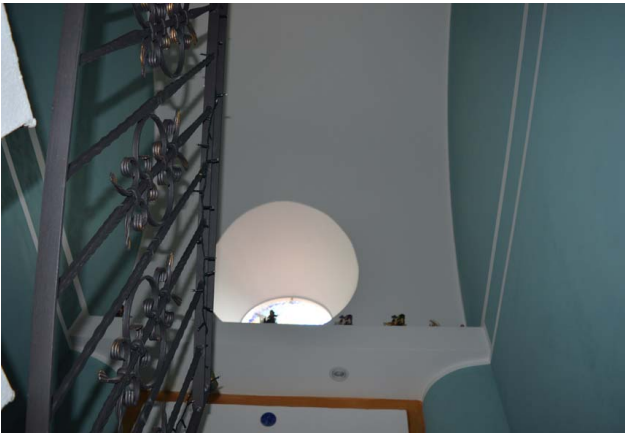
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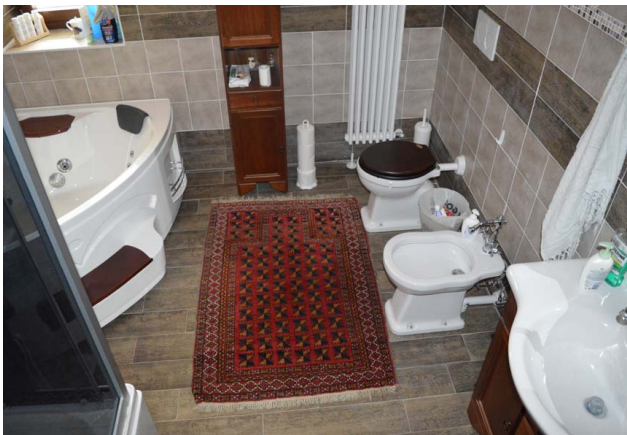














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